

College Road
Crosby, L23

Leasehold
£185,000

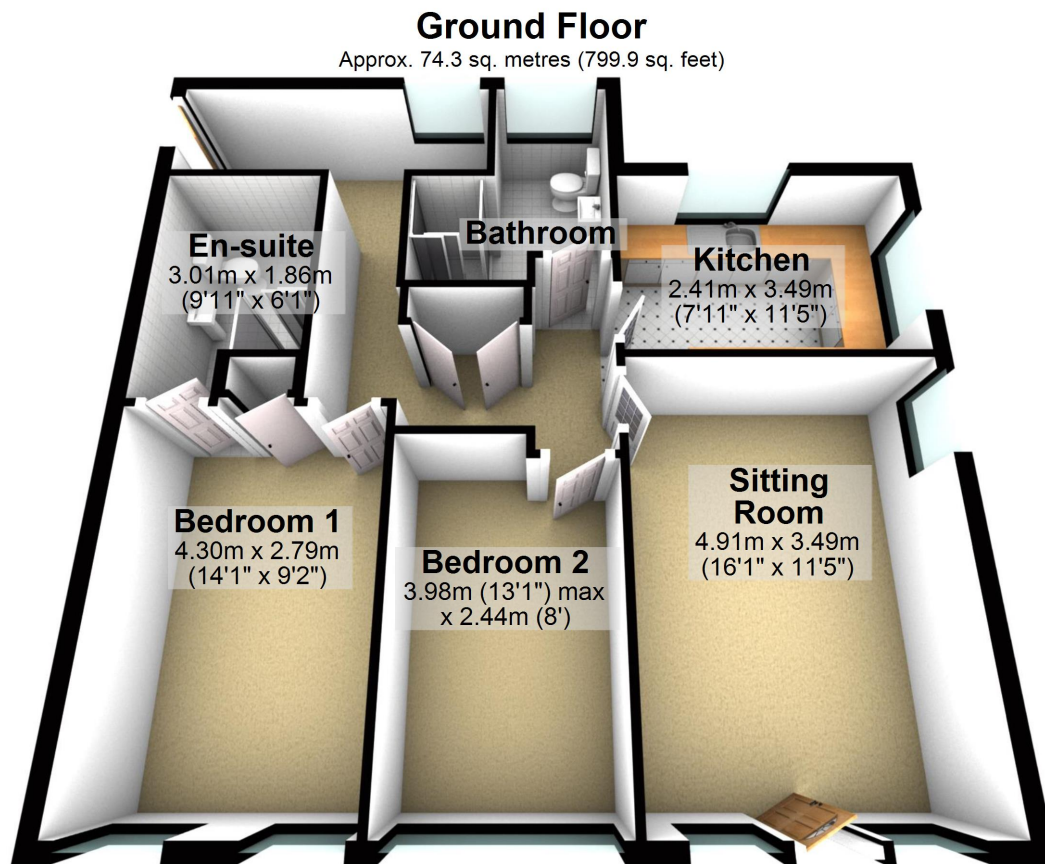


- Selling the FACTS not the FLOWER
- Two bedroom ground floor flat
 - Balcony
- Communal gardens
 - En Suite
- Basement Carpark



97 | SOUTH ROAD | WATERLOO | L22 0LR
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Total area: approx. 74.3 sq. metres (799.9 sq. feet)

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



SELLING THE FACTS NOT THE FLOWER!

For all room sizes / dimensions please see the floorplans.

Type of Home - Purpose Built Flat with Basement Car Park

Tenure - Leasehold

Lease term remaining - 114 years

Title Number

MS194197 - (915 Sq.M.) - Freehold - NOMINAL LAND LIMITED

MS434312 - (304 Sq.M.) - Leasehold - Privately owned

Listed Building - No

Number of Bedrooms - 2

Internal area - 668 Sq.Ft. (62 Sq.M.)

Plot/Land Area - (shared) 0.30 Acres (1,219.13 Sq.M.)

EPC Rating - (2010) 79 (C) Potential 83 (B)

Conservation Area - N/A

Flood Risk - None

Council Tax Band - A (£1,304 p/yr)

Borough - Sefton

Planning Permission Applications - 0

Planning Potential (Based on properties with planning on street) - Low

Estimated Stamp Duty

£0 (Standard Rate)

£0 (First Time Buyer)

£5,880 (Additional Property)

Homeseach Rental Estimate

£850 (p/m)

5.5% Yield

(Data sourced from Homeseach)

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